

SUBSTITUTE TRUSTEE'S DEED

INDEXING INSTRUCTIONS

Lot 203, Section "E", Phase I, Kingston West Subdivision, Sec 28, T-1-S, R-8-W, DeSoto
County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 31st day of March, 1998, Martin Keith Marshall and Patricia L. Copous, executed and delivered a certain Deed of Trust unto Robert P. O'Hara and/or E. Stephen White, Trustee for First National Mortgage Corporation, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 986 at Page 263; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to The Leader Mortgage Company by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1023 at Page 232; and

WHEREAS, on the 28th day of February, 2006 the Holder of said Deed of Trust substituted and appointed **Emily Kaye Courteau**, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2420 at Page 391; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, **Emily Kaye Courteau**, Substitute Trustee, advertised the sale of the following described real property by Substituted Trustee's Notice of Sale, dated **March 8, 2006** by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the DeSoto County courthouse and by publishing said Notice in the DeSoto Times Today for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 5th day of April, 2006, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy 51 South, Hernando, Mississippi; and

WHEREAS, I, **Emily Kaye Courteau**, Substitute Trustee, did on the 5th day of April, 2006, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy 51 South, Hernando, Mississippi the following described real property, to-wit:

Lot 203, Section "E", Phase I, Kingston West Subdivision, situated in Section 28, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Page 49, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale U.S. Bank N.A., s/b/m to The Leader Mortgage Company, LLC was the highest bidder and best bidder, therefore, for the sum of \$72,972.70 and the same was then and there struck off to U.S. Bank N.A., s/b/m to The Leader Mortgage Company, LLC and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

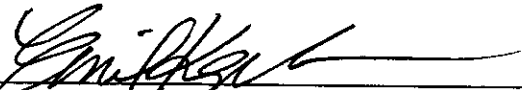
NOW THEREFORE, I, **Emily Kaye Courteau**, Substitute Trustee, for the consideration of \$72,972.70 do hereby convey the above-described property to U.S. Bank N.A., s/b/m to The Leader Mortgage Company, LLC.

I convey only such title as is vested in me as Substitute Trustee.

adg/F06-0122

Marvin Assoc Ltd

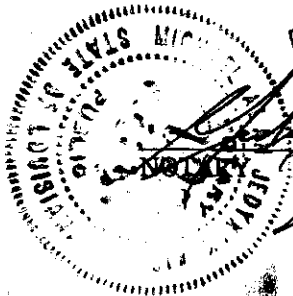
WITNESS MY SIGNATURE, this the 5th day of April, 2006.


 EMILY KAYE COURTEAU, SUBSTITUTE TRUSTEE

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 5th day of April, 2006, the within named EMILY KAYE COURTEAU, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



AT DEATH
 MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:
 EMILY KAYE COURTEAU
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020

GRANTEE:
 U.S. Bank N.A, s/b/m to The Leader
 Mortgage Company, LLC
 4801 Frederica Street
 Owensboro, KY 42301
 270-689-7253

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEES NOTICE OF SALE

STATE OF MISSISSIPPI
COUNTY OF Desoto

WHEREAS, on the 31st day of March, 1998, Martin Keith Marshall and Patricia L. Caprus, executed and delivered a certain Deed of Trust unto Robert P. O'Hara and/or E. Stephen White, Trustee for First National Mortgage Corporation, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 988 at Page 282; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to The Leader Mortgage Company by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1848 at Page 282; and

WHEREAS, on the 28th day of February, 2006, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2420 at Page 361; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 5th day of April, 2006,

I will during legal hours, at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy 51 South, Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 203, Section "E", Phase I, Kingston West Subdivision, situated in Section 26, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Page 49, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this day March 8, 2006 Emily Kaye Courteau

SUBSTITUTE TRUSTEE

2308 OLIVER ROAD

MONROE, LA 71351

(318) 330-8930

adv#08-0122

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Volume No. _____ on the _____ day of _____, 2006

Diane Smith

Sworn to and subscribed before me, this 29 day of Mar., 2006

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

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